

**CODE REVIEW**

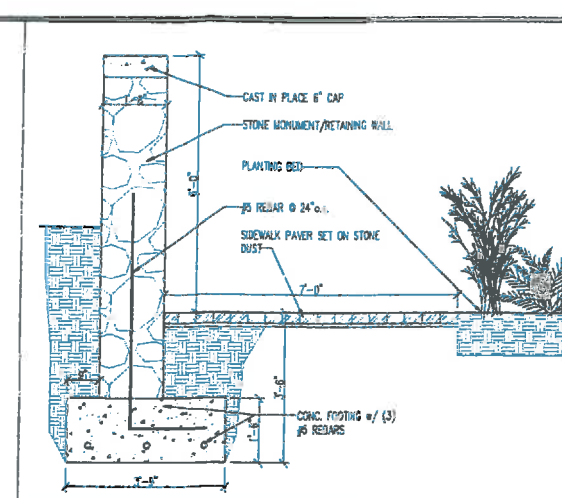
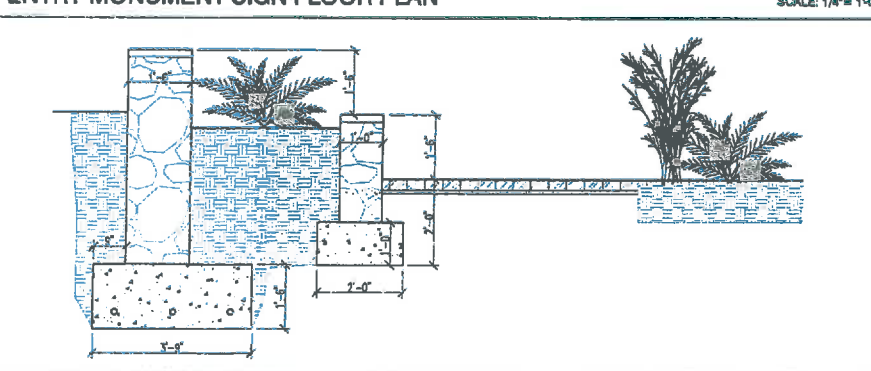
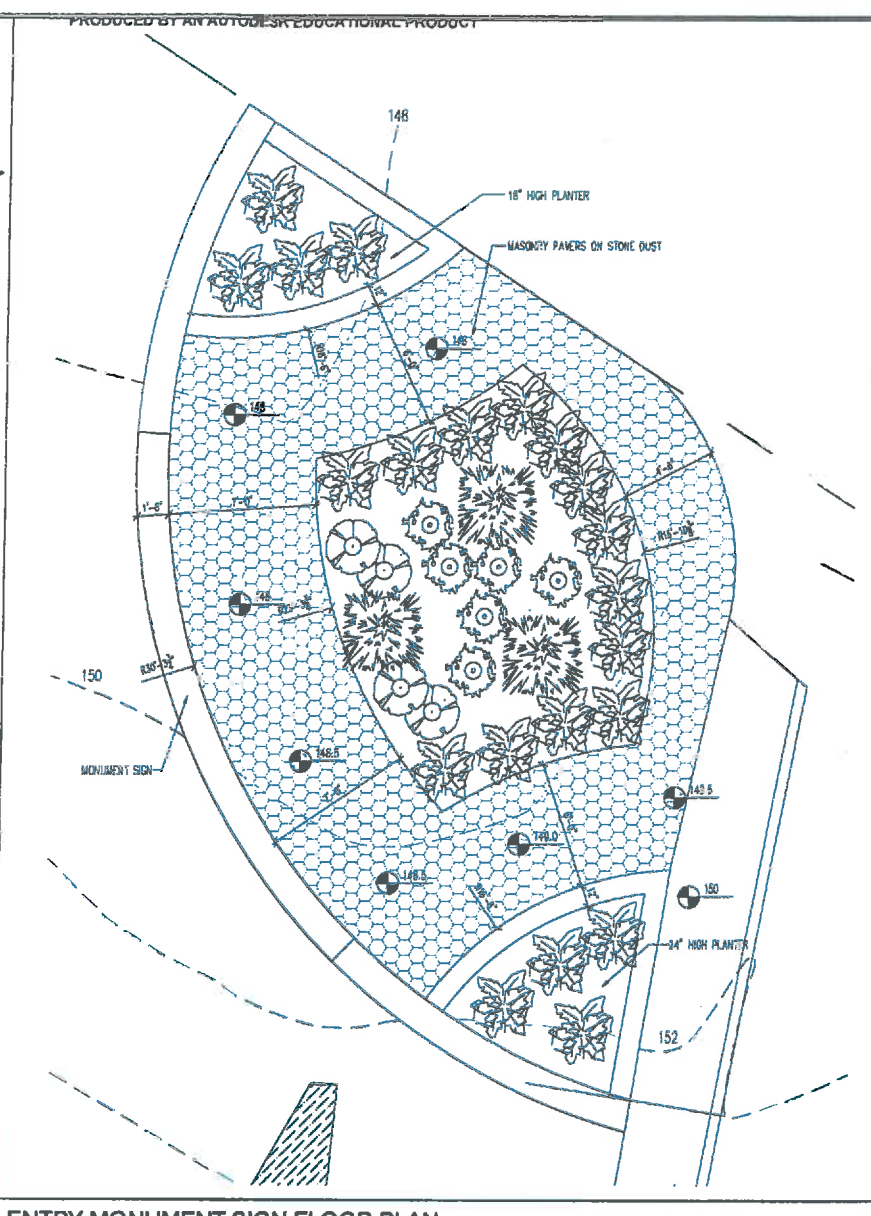
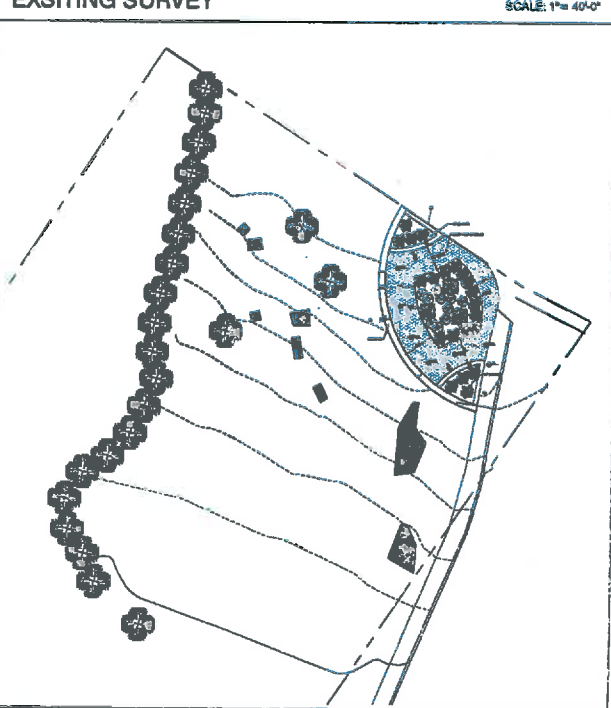
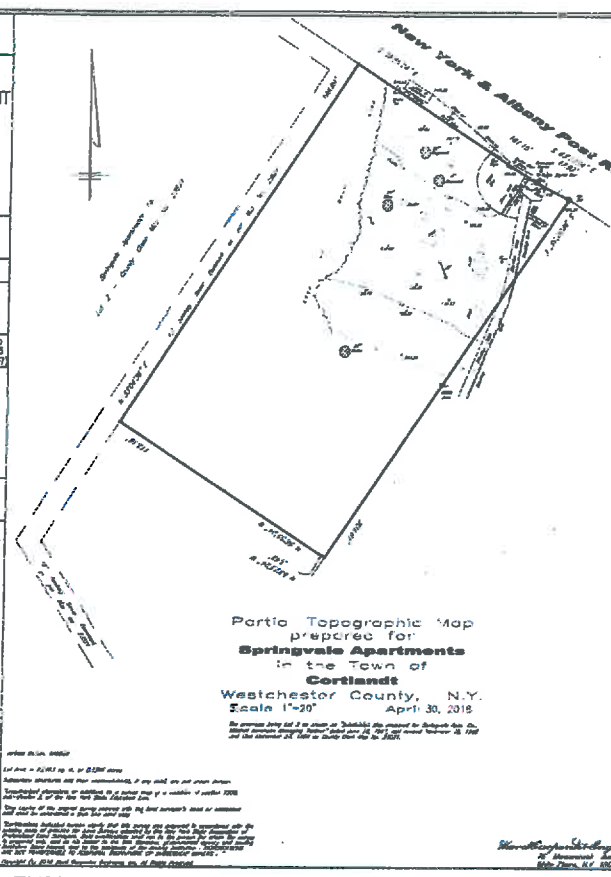
CODES: BUILDING: 2015 IBC as amended by the 2017 UNIFORM CODE SUPPLEMENT  
 USE GROUP CLASSIFICATION: EXISTING: MULTI FAMILY-R2 PROPOSED: MULTI FAMILY-R2  
 CATEGORY OF WORK: ALTERATIONS TO SITE PLAN

**CLIMATIC & GEOGRAPHIC DESIGN CRITERIA**

Location: CORTLANDT on HUDSON, NY Zone: 4

Ground Snow Load	Wind Speed (mph)	Seismic Design Category (SDC)	Soil Type	Washer	Frost Depth (ft)	Temp's	Decay	Minor Design Temp.	Max Annual Temp.	15' Frost Depth	15' Frost Depth	Zone	Ice Shield Underlayment Req.	Flood Hazard
50	120	C	Sewa	4"	Moderate to Heavy	Slight to Moderate	7	52.7	160	2	4	Yes	See map 2861.003 NF (2007)	

- GENERAL NOTES**
1. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS DOCUMENTS & THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
  2. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS & VERIFY ALL DIMENSIONS & FIELD CONDITIONS & SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, etc., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
  3. "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYS & NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
  4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
  5. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHER DRAWINGS FOR LAYOUT DIMENSIONS & NUMBER OF ITEMS PROVIDED. UPON DISCOVERY OF DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS & ENGINEERING DRAWINGS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
  6. DIMENSIONS SHOWN ON PLANS ARE TO FACE OF GYPSUM BOARD, CONCRETE COLUMNS OR GRID LINES & FACE OF EXTERIOR MASSORY UNLESS OTHERWISE NOTED OR DETAILED.
  7. CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY & ALL CUTTING, PATCHING, RESTORING, REPAIRING & THE LIKE NECESSARY TO COMPLETE THE WORK & RESTORE & DAMAGED SURFACES RESULTING FROM THE WORK TO THEIR ORIGINAL CONDITION. ALL ROOF PATCHING SHALL RETURN AREA TO "LIKE NEW" CONDITION. PRIOR TO BIDDING, G.C. TO VERIFY ANY ROOF WARRANTIES w/ LANDLORD & INCLUDE IN CONTRACT.
  8. EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN & ORDERLY CONDITION UPON THE COMPLETION OF HIS WORK ON A DAILY BASIS. ALL WASTE, RUBBISH & EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL & DISPOSAL OF ALL TRASH, INCLUDING OWNER-FURNISHED ITEMS & TRASH GENERATED BY OWNER'S CONTRACTORS FOR THE DURATION OF THE PROJECT.
  9. THE GENERAL CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS & FURNISH THE OWNER WITH THE CERTIFICATE OF OCCUPANCY. CONTRACTOR TO ALSO PROVIDE A LIST OF NAMES, ADDRESSES & TELEPHONE NUMBERS FOR ALL SUBCONTRACTORS, INCLUDING ALL OWNER PROVIDED SUBCONTRACTORS.
  10. PUNCH LIST ITEMS ARE TO BE COMPLETED WITHIN 7 DAYS OF ISSUANCE & PRIOR TO CONSTRUCTION COMPLETION.
  11. ONE (1) AS BUILT SET OF DRAWINGS SHALL REMAIN ON SITE IN PLAN TUBE HOLDER.
  12. THE G.C. & SUB-CONTRACTORS SHALL OBTAIN & PAY FOR ALL REQUIRED PERMITS.
  13. G.C. IS TO CARRY WORKMAN'S COMP. & DISABILITY INSURANCE AS REQUIRED BY NEW YORK STATE.
  14. THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE CONSTRUCTION.
  15. THE G.C. SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE & ADJOINING PROPERTIES.
  16. ALL DIMENSIONS ARE APPROPRIATE & MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.
  17. THE OWNER WILL PROVIDE ALL TEMPORARY POWER, LIGHT, WATER & TELEPHONE DURING THE CONSTRUCTION. THE USE OF EXISTING TOILETS BY THE WORKMEN WILL BE PERMITTED, WITH THE UNDERSTANDING THAT THE AREA WILL BE MAINTAINED & CLEANED AT THE COMPLETION OF THE WORK.
  18. DURING THE COURSE OF THE WORK/PROJECT, NO CHANGES TO THE SCOPE WILL BE PERMITTED, UNLESS SPECIFICALLY REQUESTED/AUTHORIZED BY EITHER THE ARCHITECT OR DULY AUTHORIZED PERSONNEL.
  19. ALL ELECTRICAL & PLUMBING WORK TO BE PERFORMED BY SUB-CONTRACTORS WHO ARE LICENSED IN THE TOWN OF GREENBURGH, NY OR WESTCHESTER COUNTY.

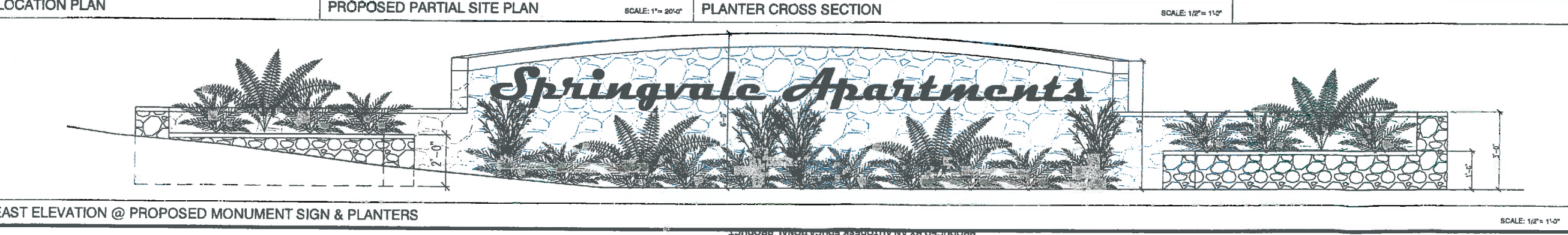


MONUMENT SIGN CROSS SECTION SCALE: 1/2" = 1'-0"

REVISIONS

NO.	DATE	BY

AS SHOWN  
 JOB NO.: XXX  
 CHECKED BY: XXX  
 DRAWN BY: L.S.R.  
 DATE: NOVEMBER 16, 2018



EAST ELEVATION @ PROPOSED MONUMENT SIGN & PLANTERS SCALE: 1/2" = 1'-0"

**Luis Saiz, Jr. - Architect**  
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**PROPOSED site alterations to  
 SPRINGVALE RD. -- CROTON ON HUDSON, NY  
 FOR SPRINGVALE APARTMENTS (ENTRANCE)**

**SITE PLANS, ELEVATION & SECTIONS**

Scale: A1

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